

78 Tredwell Street, Strathnairn, ACT, 2615



House For Sale

Friday, 15 November 2024

78 Tredwell Street, Strathnairn, ACT, 2615

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Tom Wiggins

Perfect Separate Title Entry.

What you see:

All the benefits of modern living with a lock up and leave lifestyle, allowing you more time for the things that matter.

What we see:

Investing in your lifestyle, not just the asset.

See more:

Kitchen featuring stone benchtop, electric cooktop, oven and walk-in pantry

High ceiling and additional windows in living area

Bedrooms include built-in robes and direct access to bathroom

Rumpus/study area

Separate ground floor powder room

Ceiling fans in living area and bedrooms

Reverse cycle heating and cooling

Double-glazed windows and sliding doors

Quality window furnishings throughout

Timber flooring and carpets throughout

Single lock-up garage with internal access

Enclosed driveway suitable for additional car park

Private low-maintenance and manicured courtyard

Within a 5 minute walk to Ginninderry Community Recreation Park

Within a 12 minute walk to Ginninderry Dog Park

Within a 5 minute drive to Kippax Fair Shopping Centre

Within a 10 minute drive to Belconnen Town Centre

Within a 19 minute drive to City CBD

Total house area: 115m²

Living: 94m²

Garage: 21m²

Block size: 113m²

Built: 2020

EER: 6.0

Rates: \$1,799 p.a

Land tax: \$2,853 p.a

Rental appraisal: \$540 - \$560 p.w

Disclaimer: Land tax is currently exempt however purchaser will need to seek their own exemption post completion.

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